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Map

0002

Block

0018.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 655,800 /

USE VALUE: 655,800 /

ASSESSed: 655,800 /

Total Card /

655,800

Total Parcel

655,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		FAIRMONT ST, ARLINGTON

Unit #: 45

Owner 1: PROKOSCH ARTHUR P

Owner 2: RAMIREZ BETHANY K

Owner 3:

Street 1: 45 FAIRMONT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

OWNERSHIP

Owner 1: L' BASSI BENJAMIN -

Owner 2: TEO WAN XIN -

Street 1: 45 FAIRMONT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

PREVIOUS OWNER

Owner 1: L' BASSI BENJAMIN -

Owner 2: TEO WAN XIN -

Street 1: 45 FAIRMONT ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Asbestos Exterior and 1383 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7192																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	655,800			655,800
Total Card	0.000	655,800			655,800
Total Parcel	0.000	655,800			655,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	474.19	/Parcel:	474.19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	655,800	0	.		655,800		Year end	12/23/2021
2021	102	FV	637,800	0	.		637,800		Year End Roll	12/10/2020
2020	102	FV	628,800	0	.		628,800	628,800	Year End Roll	12/18/2019
2019	102	FV	586,000	0	.		586,000	586,000	Year End Roll	1/3/2019
2018	102	FV	520,200	0	.		520,200	520,200	Year End Roll	12/20/2017
2017	102	FV	475,600	0	.		475,600	475,600	Year End Roll	1/3/2017
2016	102	FV	532,700	0	.		532,700	532,700	Year End	1/4/2016
2015	102	FV	492,100	0	.		492,100	492,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
L' BASSI BENJAMI	154-23	2	4/29/2019		680,000	No	No		
MESIBOV MARLI F	147-95		11/17/2017		614,900	No	No		
WONG CHRISTOPHE	133-120		2/4/2015		485,000	No	No		
BROWN TAMMY M,	116-65		7/12/2011		375,000	No	No		
HARRINGTON MARK	U69-102		9/8/2000		220,000	No	No	4	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2013	1558	Manual	12,800	C				
4/29/2010	377	Manual	800					ELECTRICAL WORK
4/21/2010	340	Redo Kit	22,500					
2/1/2006	66	Redo Bas	10,000			G7	GR FY07	
11/3/2004	1054	Re-Roof	8,900					
11/7/2003	986	New Wind	3,790					6 VINYL REPL WNDWS
8/8/2003	692	New Wind	6,000					12 VINYL REPL WNDW

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	SQ Returned	JO	Jenny O
10/5/2017	Measured	DGM	D Mann
3/1/2016	Sales Review	PT	Paul T
1/27/2014	Info Fm Prmt	EMK	Ellen K
10/12/2011	MLS	EMK	Ellen K
4/25/2005	Info Fm Prmt	BR	B Rossignol
5/17/2001	External Ins	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

